

Amended Final Development Plan for the Replat of Lot 1, Block 5, Riverrun Addition PDD

to the City of Salina, Saline County, Kansas
A Replat of Lot 1, Block 5, Riverrun Addition

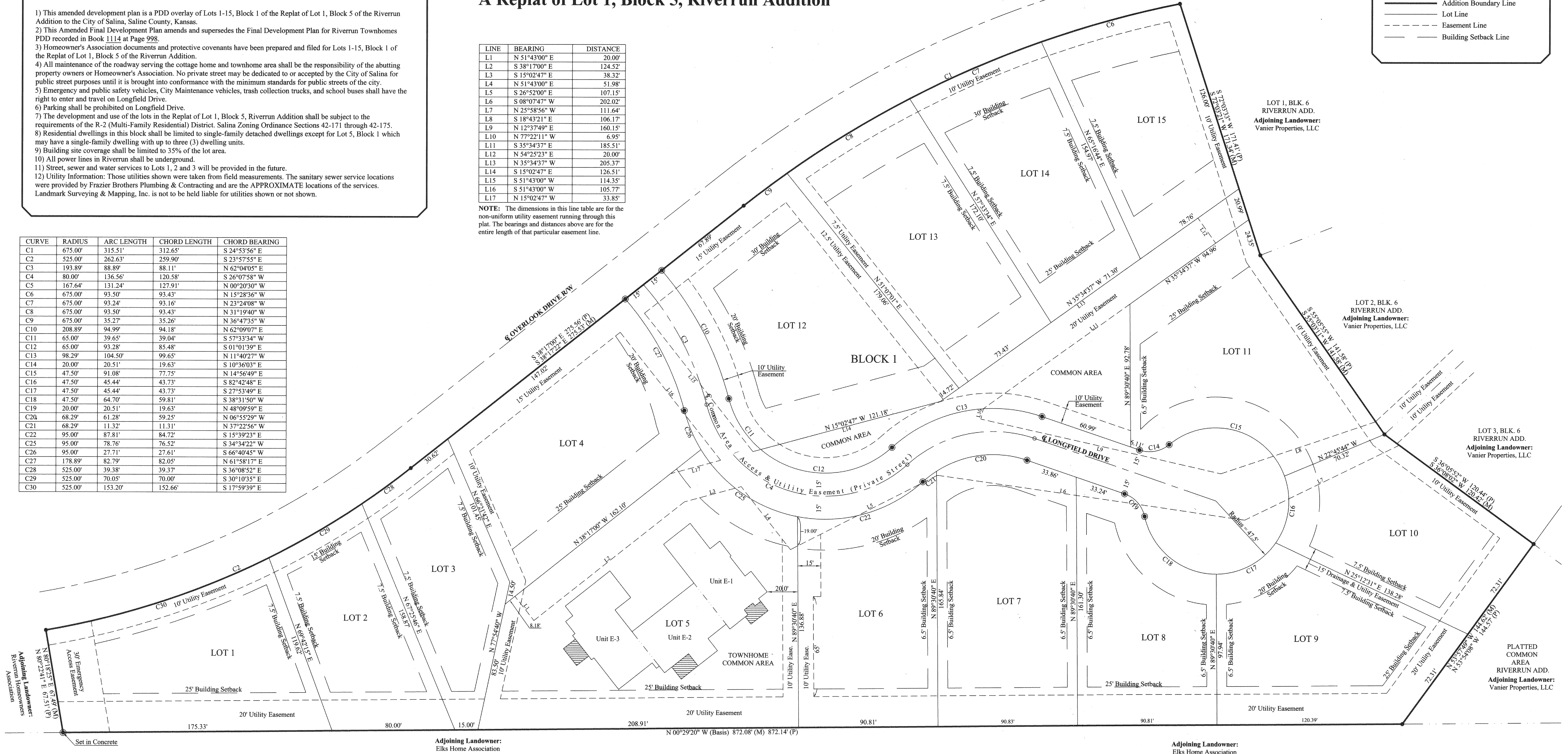
DEVELOPMENT NOTES

- 1) This amended development plan is a PDD overlay of Lots 1-15, Block 1 of the Replat of Lot 1, Block 5 of the Riverrun Addition to the City of Salina, Saline County, Kansas.
- 2) This Amended Final Development Plan amends and supersedes the Final Development Plan for Riverrun Townhomes PDD recorded in Book 1114 at Page 998.
- 3) Homeowner's Association documents and protective covenants have been prepared and filed for Lots 1-15, Block 1 of the Replat of Lot 1, Block 5 of the Riverrun Addition.
- 4) All maintenance of the roadway serving the cottage home and townhome area shall be the responsibility of the abutting property owners or Homeowner's Association. No private street may be dedicated to or accepted by the City of Salina for public street purposes until it is brought into conformance with the minimum standards for public streets of the city.
- 5) Emergency and public safety vehicles, City Maintenance vehicles, trash collection trucks, and school buses shall have the right to enter and travel on Longfield Drive.
- 6) Parking shall be prohibited on Longfield Drive.
- 7) The development and use of the lots in the Replat of Lot 1, Block 5, Riverrun Addition shall be subject to the requirements of the R-2 (Multi-Family Residential) District. Salina Zoning Ordinance Sections 42-171 through 42-175.
- 8) Residential dwellings in this block shall be limited to single-family detached dwellings except for Lot 5, Block 1 which may have a single-family dwelling with up to three (3) dwelling units.
- 9) Building site coverage shall be limited to 35% of the lot area.
- 10) All power lines in Riverrun shall be underground.
- 11) Street, sewer and water services to Lots 1, 2 and 3 will be provided in the future.
- 12) Utility Information: Those utilities shown were taken from field measurements. The sanitary sewer service locations were provided by Frazier Brothers Plumbing & Contracting and are the APPROXIMATE locations of the services. Landmark Surveying & Mapping, Inc. is not to be held liable for utilities shown or not shown.

LINE	BEARING	DISTANCE
L1	N 51°43'00" E	20.00'
L2	S 38°17'00" E	124.52'
L3	S 15°02'47" E	38.32'
L4	N 51°43'00" E	51.98'
L5	S 26°52'00" E	107.15'
L6	S 08°07'47" W	202.02'
L7	N 25°58'56" W	111.64'
L8	S 18°43'21" E	106.17'
L9	N 12°37'49" E	160.15'
L10	N 77°22'11" W	6.95'
L11	S 35°34'37" E	185.51'
L12	N 54°25'23" E	20.00'
L13	N 35°34'37" W	205.37'
L14	S 15°02'47" E	126.51'
L15	S 51°43'00" W	114.35'
L16	S 51°43'00" W	105.77'
L17	N 15°02'47" W	33.85'

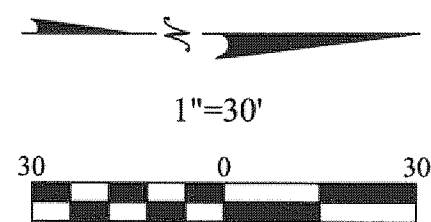
NOTE: The dimensions in this line table are for the non-uniform utility easement running through this plat. The bearings and distances above are for the entire length of that particular easement line.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	675.00'	315.51'	312.65'	S 24°53'56" E
C2	525.00'	262.63'	259.90'	S 23°57'55" E
C3	193.89'	88.89'	88.11'	N 62°04'05" E
C4	80.00'	136.56'	120.58'	S 26°07'58" W
C5	167.64'	131.24'	127.91'	N 00°20'30" W
C6	675.00'	93.50'	93.43'	N 15°28'36" W
C7	675.00'	93.24'	93.16'	N 23°24'08" W
C8	675.00'	93.50'	93.43'	N 31°19'40" W
C9	675.00'	35.27'	35.26'	N 36°47'35" W
C10	208.89'	94.99'	94.18'	N 62°09'07" E
C11	65.00'	39.65'	39.04'	S 57°33'34" W
C12	65.00'	93.28'	85.48'	S 01°01'39" E
C13	98.29'	104.50'	99.65'	N 11°40'27" W
C14	20.00'	20.51'	19.63'	S 10°36'03" E
C15	47.50'	91.08'	77.75'	N 14°56'49" E
C16	47.50'	45.44'	43.73'	S 82°42'48" E
C17	47.50'	45.44'	43.73'	S 27°53'49" E
C18	47.50'	64.70'	59.81'	S 38°31'50" W
C19	20.00'	20.51'	19.63'	N 48°09'59" E
C20	68.29'	61.28'	59.25'	N 06°55'29" W
C21	68.29'	11.32'	11.31'	N 37°22'56" W
C22	95.00'	87.81'	84.72'	S 15°39'23" E
C23	95.00'	78.76'	76.52'	S 34°34'22" W
C24	95.00'	27.71'	27.61'	S 66°40'45" W
C25	178.89'	82.79'	82.05'	N 61°58'17" E
C26	525.00'	39.38'	39.37'	S 36°08'52" E
C27	525.00'	70.05'	70.00'	S 30°10'35" E
C28	525.00'	153.20'	152.66'	S 17°59'39" E

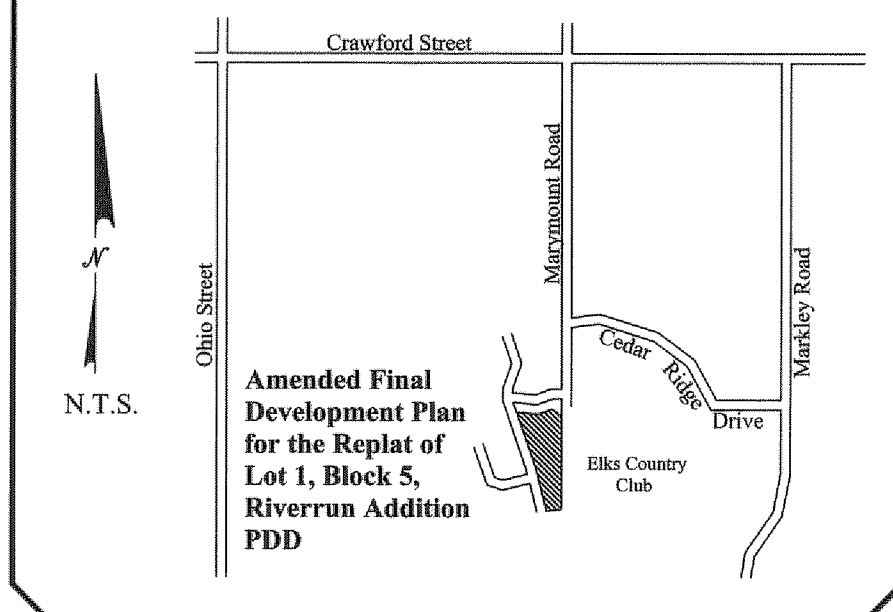


LEGEND

- Found Bar w/ "KVE CLS 20" Cap (in concrete)
- Origin: Kaw Valley Engineering
- Found Bar w/ "Landmark CLS-116" cap
- Origin: Landmark Surveying
- M Measured Distance
- P Platted Distance
- CM Calculated from Measurement
- Addition Boundary Line
- Lot Line
- - - Easement Line
- - - Building Setback Line



VICINITY MAP



LEGAL DESCRIPTION

Lot 1, Block 5, Riverrun Addition to the City of Salina, Saline County, Kansas, containing 5.71 acres, more or less.

SALINA CITY PLANNING COMMISSION CERTIFICATE

State of Kansas)
County of Saline) SS
Approved this 21st day of September A.D., 2010.
SALINA CITY PLANNING COMMISSION SALINA, KANSAS.
Chairman
Attest: Dean Andrew
Secretary

REGISTER OF DEEDS CERTIFICATE

State of Kansas)
County of Saline) SS
Amended Final Development Plan of the Riverrun Townhomes PDD, filed of record in my office on this _____ day of _____ 2011, at _____ o'clock _____ M. and duly recorded in book _____ of miscellaneous, at page _____.
Register of Deeds
Filing fee of _____ paid.

Landmark
SURVEYING & MAPPING INC.
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Website: www.landmarksurveyings.com
Office: (785) 263-2625 Fax: (785) 263-1580
301 North Broadway, P.O. Box 97
Abilene, Kansas 67410

Date of Plot:	12/10/10	Project #:	10-6000
Drawn By:	JPJ	Client:	Rex Vanier
Checked By:	TR	Sheet	1 of 1